



29 Pennygate, Spalding, PE11 1NL

£200,000

- Four-bedroom semi-detached period home.
- Located in a desirable area of Spalding.
- Spacious reception rooms ideal for entertaining.
- Retains charming original period features.
- Generous, sun-soaked garden offering ample outdoor space.
- Renovation has already started, providing a head start for new owners.
- Potential for customization and finishing to your taste.
- Ideal for buyers seeking a project or creating a dream home.
- Blends character and opportunity for personalization.
- Perfect chance to own a unique and charming residence.

This spacious semi-detached gem in Spalding offers the perfect blend of character and opportunity. With generously sized reception rooms, original period features, and a generous garden, this property is brimming with potential. Renovation has already begun, giving you a head start, but there's still plenty of scope for you to add your personal touch and finish it to your taste. Ideal for buyers looking to create their dream home in a desirable location. Don't miss the chance to make this characterful residence your own!

Porch 5'6" x 2'8" (1.69 x 0.82)

Decorative tiled floor. Original stained glass. Entrance door with matching side lights opening to:

Entrance hall 5'8" x 22'2" (1.73 x 6.77)



Skimmed ceiling. Stairs to first floor landing with understairs cupboard. Herring bone flooring. Doors to Lounge and Dining room. Opening to rear hall.

Lounge 12'6" x 13'1" (3.82 x 3.99)



Pvc double glazed bay window to front. Picture rails. Exposed brick chimney with inset wood burner and herringbone pattern brick hearth. Wall mounted electric consumer unit. Radiator.

Dining Room 13'2" x 12'9" (4.02 x 3.89)

Sliding sash windows to rear. Skimmed ceiling. Exposed floor boards. Open fireplace.

Kitchen/Diner 25'1" x 10'2" (7.66 x 3.11)



Skimmed ceiling with recessed spot lighting and vaulted ceiling with recessed spot lighting to dining area. Two windows to side. Space for plumbing for washing machine. Space for Range cooker. Range cooker to be installed prior to completion. Opening to Utility and WC area.

Rear Hall 3'8" x 10'2" (1.14 x 3.11)

Built in full height storage cupboards. Quarry tiled floor. Door opening to rear garden.

Utility & WC 5'2" x 9'0" (1.58 x 2.75)

Plumbing and waste in situ ready for installation.

Landing 22'4" x 6'2" max (6.83 x 1.90 max)



Loft access. Built in full height storage cupboard with hot water cylinder. Doors to bedrooms and bathroom.

Bedroom 1 13'1" x 12'4" (4.00 x 3.78)



Sliding sash window to front. Exposed floor boards. Period cast iron fire place with decorative tiled surround hearth. Wall mounted electric radiator.

Bedroom 2 13'1" x 12'11" (3.99 x 3.94)

Sliding sash window to rear. Built in storage cupboard. Picture rails. Exposed floor boards. Cast iron fire place.

Bedroom 3 12'6" x 10'5" (3.83 x 3.19)

Sliding sash window to rear. Exposed floor boards. Cast iron fire place with tiled hearth.

Bedroom 4 9'8" x 6'2" (2.95 x 1.90)



Sliding sash window to front. Exposed floor boards. Picture rail.

Bathroom



Sliding sash window to side. Extractor fan. Vinyl floor. Wall mounted electric heated towel rail. 3 piece suite comprising walk in bath tub with electric shower over, mixer tap, close coupled toilet and pedestal wash hand basin.

Outside



Front: There is a low maintenance garden with mature hedge and brick wall. Gated access and footpath leading to the front door and to the side of the property, opening to rear garden.

Rear: The rear garden is generous in size and in the process of being cleared for viewing purposes. Secure gate from the side passage.

Property Postcode

For location purposes the postcode of this property is: PE11 1NL

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: B
 Annual charge: None.
 Property construction: Brick built.
 Electricity supply: Octopus Energy
 Solar Panels: No.
 Other electricity sources: None.
 Water supply: Mains.
 Sewerage: Mains
 Heating: Electric heating.
 Heating features: Wood/multi fuel burner.
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
 Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data. O2 is Likely over Voice and Limited over Data. Vodafone is Limited over Voice and Data.
 Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

 Parking: On street parking.
 Building safety issues: Asbestos. Electrics to be made safe/signed off prior to sale.
 Restrictions: None known.
 Public right of way: No
 Flood risk: No
 Coastal erosion risk: No
 Japanese Knotweed: No
 Planning permission: No
 Accessibility and adaptations: No
 Coalfield or mining area: No
 Energy Performance rating: G1

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested

or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

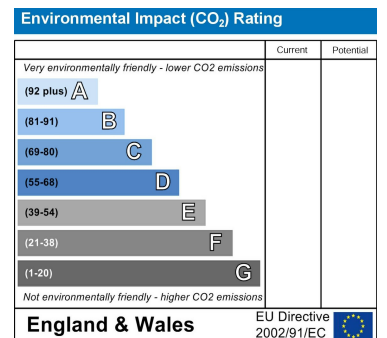
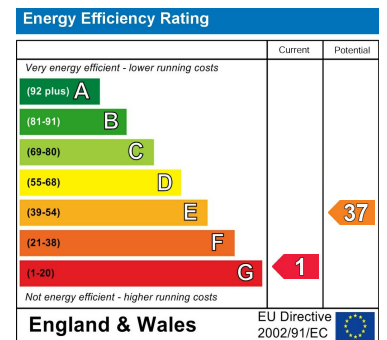
Floor Plan



Area Map



Energy Efficiency Graph



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